

Article 8. District Use Requirements

30-8-11 Accessory Uses and Structures

30-8-11.1 Accessory Uses and Structures (Customary)

A. Size and Proportion

1. The sum of all accessory uses may not exceed 30% of the principal use's gross sales, volume, floor area, land area, or any other appropriate measure of usage as determined by the Planning Director.
2. An accessory structure must be clearly subordinate to the principal structure in all dimensional aspects.
3. In R districts, the maximum building coverage of all accessory structures may not exceed 50% of the building coverage of the principal structure on the lot or 600 square feet, whichever is greater.

B. Street Setbacks

1. Single-family Development

Accessory structures must be located behind the front building line of the principal structure, and are not allowed in a required street setback.

2. Multi-family Development

Clubhouses, rental or administrative offices, and mailbox kiosks or shelters may be located in front of the front building line of the principal structure, but are not be allowed in a required street setback. All other accessory structures must be located behind the front structure line of the principal structures.

3. Nonresidential Development

Accessory structures may be located in front of the principal structures but are not allowed in a required street setback.

C. Interior Setbacks

1. Setback from Alleys

When accessory garages are located along an alley, the structure must be set back at least 10 feet from the alley right of way, and provide an area sufficient for at least one off-street parking space. This requirement may be reduced to 3 feet by the Planning Director with the approval of a Type 1 Modification (see [30-4-11, Modifications](#)) if the applicant can demonstrate that alternative provisions (such as a parking area to the side of the garage) will prevent traffic obstruction in the alley.

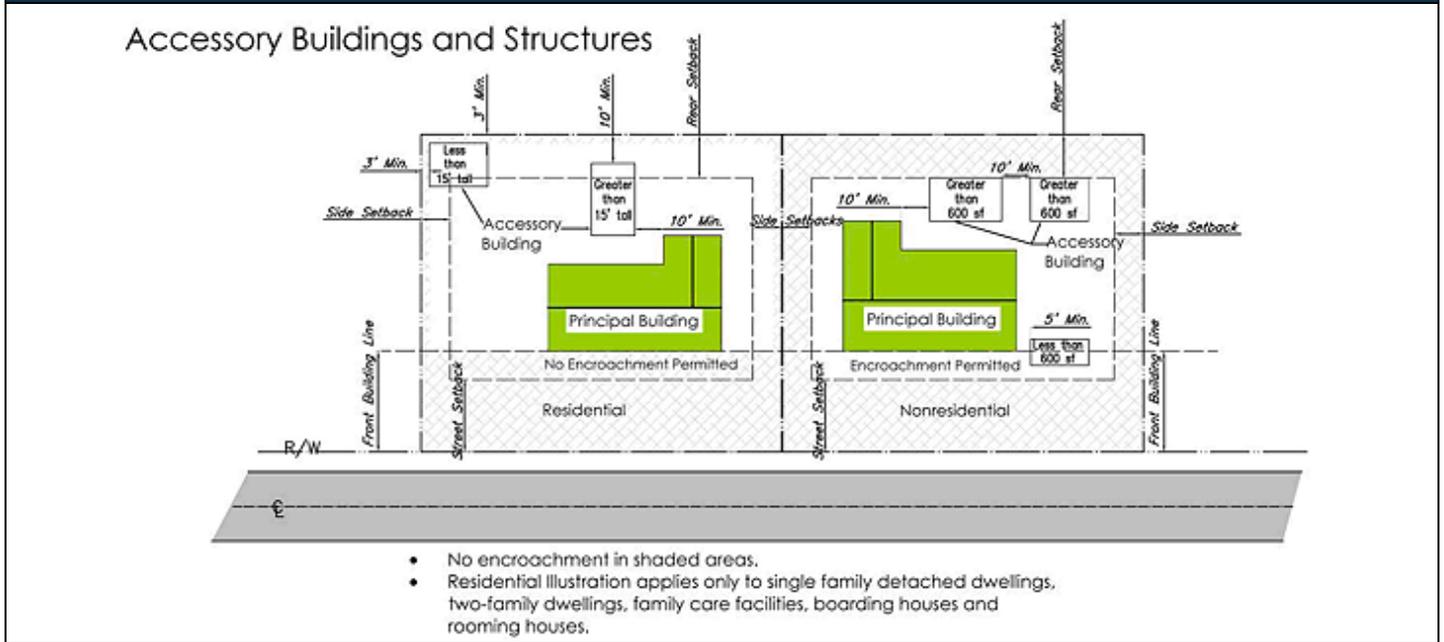
2. Residential Districts

Accessory structures must be setback at least 3 feet from side and rear lot lines. In the R- districts, this setback must be increased to at least 10 feet for accessory structures over 15 feet tall.

3. All Other Districts

Accessory structures must meet the required setbacks for the zoning district.

Figure 8-4, Accessory Buildings and Structures



D. Easements

Accessory structures may not be located in an easement unless otherwise expressly stated.

E. Minimum Structure Separation

An accessory structure must be separated from any other structure on the site (principal or accessory), by the following dimensions:

1. Accessory structures smaller than 600 square feet of floor area must be separated by at least 5 feet from any other structure on the lot.
2. Larger accessory structures must be separated by at least 10 feet from any other structure on the site.

F. Height Requirements

Unless specifically modified elsewhere in this ordinance, accessory structures must meet the height limits of the zoning district.

G. Other Requirements

1. Utilities

Accessory structures to single-family, twin homes, duplexes, and traditional houses must take utility service such as water, sewer, and electrical by branching service from the principal dwelling. The Planning Director may approve a Type 1 Modification for utility service in accordance with 30-4-11.

(Amended by Ord. 18-46 on 4/24/18 and Ord. 21-076 on 6/15/21)

Effective on: 6/15/2021

30-8-11.2 Accessory Dwelling Units

- A. Unless otherwise expressly stated, all accessory dwelling units must meet the requirements that apply to principal uses in the subject zoning district. The primary dwelling must be located on a lot that meets the minimum area requirements of the zoning district.
- B. The owner of the property must occupy either the primary or the accessory dwelling.
- C. Only one accessory dwelling is allowed.

- D. The accessory dwelling may be located within the primary dwelling; however, if it is detached, it must meet the location and dimensional requirements of the principal structure.
- E. The heated floor area of the accessory dwelling must be at least 400 square feet in area, but it may not exceed 30% of the floor area of the primary dwelling.

Commentary: Examples of accessory dwelling square footage are: a 1,333 square foot primary dwelling is needed for a 400 square foot accessory dwelling. (30% of 1,333 = 400 square feet); a 2,000 square foot primary dwelling is needed for a 600 square foot accessory dwelling.

- F. If the accessory dwelling is proposed for location on a single-family property, the property must retain a single-family appearance from the street.
- G. One additional off-street parking space must be provided.
- H. Use of a travel trailer or recreational vehicle (RV) as an accessory dwelling is prohibited within a residential district or on property devoted to residential use.

Figure 8-5, Accessory Dwelling Units on Single Family Lot

Accessory Dwelling Units on Single Family Lot

